



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52455      MAP DATE: September 22, 2015 - Amended Exhibit Map

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### **TENTATIVE/EXHIBIT MAP - HOLDS**

1. The lot boundary as indicated on the Exhibit Map does not match with the approved Tentative Map we have on record. Provide a copy of the approved underline Tentative Map indicating the property lines as shown are accurate and legal. Indicate compliance prior to Tentative Map clearance.
2. The Exhibit Map scale is incorrect. Scale should be 1 inch = 30 feet. Revise the scale indicating compliance on the Exhibit Map prior to Tentative Map clearance.
3. All driveways intended for fire apparatus access shall be labeled as %Private Driveway and Fire Lane+on the Exhibit Map. Provide a cross section of all fire lanes. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
4. All portions of the exterior walls of the proposed building shall be located within 150 feet from an approved Fire Department vehicular access. Building G as proposed on the Exhibit Map does not comply with this requirement. Resubmit a revised Exhibit Map indicating access compliance prior to Tentative Map clearance.
5. Any change of direction within a private driveway, including the proposed roundabout, shall provide a 32 feet centerline turning radius. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
6. Label all the fire hydrants as shown on the Exhibit Map as existing public fire hydrants to remain. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.



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7. Submit a fire flow availability form, FORM 196, to our office for any the existing public fire hydrant located within lot frontage on Copperhill Drive. Compliance required prior to Tentative Map.
8. The required fire flow for this development is **8000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
9. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.
10. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

### FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



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5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

### **PROJECT CONDITIONS OF APPROVAL**

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The on-site private driveways shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
4. The proposed high density residential buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
6. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. All proposed roundabout shall provide an minimum unobstructed width of 26 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Additional access width may be required if the roundabout is within for a commercial and high density residential planning area.
8. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
9. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
10. The required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
11. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
12. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.



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13. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
14. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).